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IX. STATEMENTS (Updated 8-4-2021)

Existing Land Use/Development

State briefly how the proposed development relates to the existing and potential land use character of the vicinity.

The site was zoned as the Carr Farms PUD by Homewood Corporation in 2015-2016 adopted under Ordinance 16-01 to include 157 traditional single-family homes. Epcon Communities then requested and gained approval for a PUD Modification in late 2020 under application 18-0378LR and Resolution 20-R-95. The PUD Modification created a mix of housing uses, including 59 traditional single-family homes consistent with the previous PUD zoning, and also introduced empty nester, active adult courtyard homes to the site, as detached stand-alone homes (179). Under this second proposed PUD Modification, Epcon now presents the addition of 16 Townhomes and an additional 50 courtyard homes to subarea B, to replace the 59 traditional single-family homes. This mix of empty nester housing options is in keeping with market demand in Hilliard for more and different active adult and empty nester housing choices. Such choices will help diversify and complements Hilliard's strong traditional family housing stock. Owner occupied empty nester housing at this site is also consistent with the existing development pattern in the area that includes both traditional single-family homes and empty nester homes, some of which were recently built by Epcon at the Courtyards at Hayden Run.

State briefly how the proposed development relates to the Hilliard Comprehensive Plan.

The proposed owner occupied, single family housing uses are consistent with the Comprehensive Plan guidance for this site, while adding the empty nester, active adult product in several housing styles meets the Plan's goal of diversifying housing to meet changing demographic and market demands. The courtyard homes and townhomes provide long-term Hilliard residents who wish to stay in Hilliard an additional housing choice, as they seek to "downsize" their housing and lot footprints and move away from outdoor maintenance responsibilities of their homes. Epcon is the recognized market leader of this type of housing, with a long history of success in Hilliard and the region. With its long history of successful development, housing innovation and projects in the City of Hilliard, Epcon has chosen the Carr Farms site to introduce its townhome product for the first time.

State briefly how the proposed development addresses pedestrian mobility and access within the site and to/from the site.

The site makes an important contribution to the regional multi-use path system by adding a path to the full length of Leppert Road within the site boundaries. Path crossings are contemplated across Leppert Road to the west and the 10-foot regional path is continued through the site to the northeast to connect with the existing path at Hayden Run Road. Internally, a significant system of paths and sidewalks connect the subareas and housing types and provide access to both open spaces, centralized amenities and green spaces and the neighborhoods to the east and south. All told, outstanding pedestrian mobility and access are provided, in keeping with Hilliard standards and the known priority of Epcon's customers.

UPDATED REDLINE DRAFT TEXT August 3, 2021

The Courtyards at Carr Farms Epcon Communities

Development Text for PUD Modification

November 11, 2020 Carr Farms PUD Modification as approved by Council (20-R-95) and as revised with additional modifications August 4, 2021

The Courtyards at Carr Farms is a proposed residential community of 243238 total units. 227179 detached single-family courtyard homes, and 1659 traditional single-family town homes are proposed. The detached courtyard homes and townhomes are designed for empty nester and active adult home buyers, either in a condominium legal structure (ORC 5311) or as fee simple platted lots within a planned community (pursuant to ORC 5312). The towntraditional single family homes are designed for family living or for buyers who want more separated living space on multiple floors. traditional single-family-homes-are-to-be-owned-in-fee-simple. The site is accessed from Leppert Road for vehicles—and Edie Drive and Brixshire Drive, and located between Hayden Run Road and Davidson Road. The applicant is requesting a modification of the existing PUD <a href="maily-townhomes-the-townhomes-t

Summary

- 1. Developer: Epcon Communities
- 2. Property: 79.45+/- acres along Leppert Road
- 3. PUD Modification from existing PUD zoning: From current Carr Farms PUD zoned by Homewood Corporation and previously modified by Epcon Communities, to an updated/modified PUD to be developed by Epcon Communities to replace 59 traditional single-family homes in Subarea B approved under 18-037LR and 20-R-95, with 50 additional courtyard homes and 16 townhomes.
- 4. Principle Uses: Single-family -courtyard homes and townhomes. Traditional single-family homes
- 5. Amenities: Leisure paths system and regional path connections, +/-26.00 acres open space (+/- 32.7 %), water features, and private clubhouse and pool serving the courtyard homes and townhomes.
- 6. Density: 243 38 dwelling units on 79.45 +/-acres, +/- _3.059 gross du/ac, and one clubhouse.

Governing Text

A. <u>Introduction</u>. The proposed development will consist of <u>243238</u> total dwelling units including <u>227179</u> single-family courtyard homes <u>in both Subareas A and B and 16 townhomes in Subarea B</u>, primarily appealing to empty nester and active adult residents

who prefer mainly single-story living, with the additional option of more townhome style living, with lawn care, snow removal, and private amenities. For 2020, US Census research documents that an estimated 9,577 Hilliard residents or 25.1% of the total population are over age 55 and part of the empty nester, active adult buying segment. This age segment of Hilliard's population increased 38.67% from 2010 to 2020 and census data projects that residents 55 and older will be 27% of Hilliard's total population by 2025. (See attached exhibit titled, Demographics for Hilliard City, Ohio Age Households, and Home Values, Prepared October 26, 2020.)— As they age, many existing Hilliard residents desire to remain in the community of their defining years, where they have formed lifelong relationships and deep local roots, but they also want different home designs and housing options to suit changing lifestyles, which both courtyard homes and townhomes provide.

In addition to the empty nester homes, 59 traditional single-family homes are included in the proposed site plan to mix and balance the housing types offered.

The applicant has developed and constructed over 50 similar communities throughout Central Ohio, including six completed neighborhoods (over four hundred homes) wwithin the City of Hilliard or the Hilliard school district. Recent demographic surveys show that Epcon's existing homes average 1.5 persons per home. Within the Hilliard school district, at the time of the writing of the initial zoning text, there were approximately 2 public school students living in the 418 existing occupied Epcon built homes. (see attached exhibit, Analysis of the Tax Revenue Impact of Epcon's Communities in the Hilliard City School District: March 2018) This is the case even without legal age restrictions in such communities. This analysis and conclusion on impact has not changed in the last two years. This occupancy lowers the number of daily traffic trips, the impact on the school system and the community in general compared with traditional single-family housing. Based on the value of these 418 existing units, the property tax generated and low student yield, Epcon Communities' impact on Hilliard school district finance is positive compared to various other land uses.

Although more overall units are proposed than the most recent traditional single-family zoning approved for this property, presenting a predominantly empty nester community holds several advantages. First, not all density is created equal or has the same impact. With less occupancy per home and fewer school aged children overall, the community will be less intense and "live quieter" than a development entirely made up of traditional single-family homes. Second, from a traffic engineering standpoint, it is recognized by the Institute of Traffic Engineers (ITE) that senior housing community traffic averages significantly less than that of traditional single-family traffic. Epcon Communities developments have experienced even less than ITE senior housing standard traffic generation averages. Empty nesters also generate significantly less traffic during the peak PM rush hour and during evening hours in general. Traffic analysis of the replacement of 59 conventional single-family homes with 50 courtyard homes and 16 townhomes in Subarea B will generate a reduction in traffic that is slightly more than onehalf the vehicle trips that would be generated if Subarea B was developed without this modification as 59 conventional single-family homes. - Finally, as stated, the development will meet surging market demand for patio, ranch-style or courtyard homes and empty nester housing options, including townhomes, in the Hilliard market, allowing long-term residents more opportunities to downsize and stay in their own community.

B. Subarea Data:

- 1. Subarea A Epcon Communities Courtyard Development
 - a. +/- 58.01 acres
 - b. 177179 detached single-family courtyard homes
 - c. +/- 26.00 acres of open space for the entire site (+/- 32.7%)
 - d. Lot statistics (Note: Areas around units are provided for informational purposes as lots may either be platted or established as condominium)
 - I. Single-family courtyard homes 52'x120' minimum
 - Front yard 20' min. to curb or sidewalk. (15' to side street)
 - Buildings on corner lots and around radius at intersections will have a 15' minimum setback to sidewalk (side and corner). Courtyard landscape/fencing on the side of these lots will have a 4' minimum setback to curb or sidewalk.
 - Side yard 5' minimum, with the addition of a courtyard easement in these areas to allow for typical courtyard placement, landscape, drainage, etc., between units.
 - Rear yard 12' 6" minimum to rear of internal lot line and 20' minimum setback to property boundary
- 2. Subarea B <u>Epcon Communities Courtyard Homes and Townhomes Traditional Single-Family Homes</u>
 - a. +/- 21.44 acres
 - b. 50 Courtyard Homes and 16 Townhomes 59 Single-Family Homes
 - c. +/- 26.00 acres of open space for the entire site (+/- 32.7%)
 - d. Lot statistics (Note: Areas around units are provided for informational purposes as lots may either be platted or established as condominium)
 - I. Single-family courtyard homes 52'x120' minimum lots
 - Front yard 20' min. to curb or sidewalk. (15' to side street)
 - Buildings on corner lots and around radius at intersections will have a 15' minimum setback to sidewalk (side and corner). Courtyard landscape/fencing on the side of these lots will have a 4' minimum setback to curb or sidewalk.
 - Side yard 5' minimum, with the addition of a courtyard easement in these areas to allow for typical courtyard placement, landscape, drainage, etc., between units.
 - Rear yard 12' 6" minimum to rear of internal lot line and 20' minimum setback to property boundary.

II. Townhomes 26'0" x110' minimum lots

- Front yard 20' min. to curb or sidewalk. (15' to side street)
- Buildings on corner lots and around radius at intersections will have a 15' minimum setback to sidewalk (side and corner). Courtyard landscape/fencing on the side of these lots will have a 4' minimum setback to curb or sidewalk.
- Side yard 0' minimum.
- Rear yard 12' 6" minimum to rear of internal lot line and 20' minimum setback to property boundary.

C. General Development Standards:

- This development shall meet City of Hilliard Zoning Code requirements effective at the time of the approval of this PUD modification application unless a different standard than Code is established hereunder. Where conflicts occur between the City of Hilliard Code and these Development Standards, the Development Standards shall apply.
- 2. Permitted uses shall include the following:

and related facilities.

or on fee simple, platted lots. Traditional single family homes on fee simple, platted lots.

b.a.

e.b. Clubhouse, pool and related structures to serve the courtyard homes and townhome owners. The courtyard homes community may also include several private recreation facilities for use by courtyard homes and townhomes residents, including potential bocce and pickleball courts for outdoor recreation.

d.c. Accessory buildings and uses in association with permitted dwellings.

e.d. Open space, multi-use paths, and other accessory structures serving recreational needs.

f.e. Model homes and sales offices for each type of home style permitted in accordance with Hilliard Code requirements.

g.f. Retention or detention ponds and related facilities to meet drainage requirements.

a.—Single-family courtyard homes and townhomes in a condominium legal structure

3. The homes in Subareas A and B will be structured as a condominium subject to Ohio Revised Code Chapter 5311 or, alternatively, sold as fee-simple, individual platted lots pursuant to ORC 5312. A condominium or homeowners' association (HOA) shall be formed with the filing of deed restrictions and required legal documents. Buyers shall be required to join the association and fund condominium or HOA dues.

Sanitary sewer lift station buildings

The traditional single-family homes in Subarea B shall be constructed on platted, individual lots owned in fee simple. One A separate homeo wners' association will be formed for both and subareas B home and home buyers will be required to join and fund said association, subject to separately filed homeowners' association deed restrictions.

Home construction shall proceed per the Phasing Plan, Exhibit C-2.1 and subject to market and economic conditions.

4. Building sizes:

- a. Subareas -A and B For detached, single-family empty nester courtyard homes, between 1,400 square feet and 4,100 square feet of living space, some of which may be on a second story. Each dwelling shall include a two-car attached garage, (approximately 480 additional square feet) and a large, private courtyard of between 300 and 800 square feet, which is not included in square footage areas listed above. Although not included in the square footage areas described above, structures may also include a basement (finished or unfinished) at the buyer's option. No dwelling shall have more than three (3) bedrooms.
- b. Subarea B For townhomestraditional single-family homes, square footages shall range from 1,7571,800 square feet minimum for ranches to and 2,420000 square feet.—minimum for two-story dwellings. Such Minimum—square footages ranges are exclusive of garages. All homes shall have at least a two-car garage.
- 5. Building height: Not to exceed thirty-five feet (35') for all homes in the community.
- 6. Building Construction, Materials and Architecture:
 - a. All structures including the homes and the clubhouse will be constructed in accordance with the applicable standards set forth in the City of Hilliard Building Code.
 - b. Subareas A and B:

Courtyard homes and townhomes - Exterior materials for all buildings will be wood, brick, stone, synthetic stone, stucco or cementitious siding. Natural colors shall be used. Building details, including colors and materials, shall be included with the Final Development Plan application.

Courtyard_homes_and Townhomes may include both 48" decorative aluminum or 72" vinyl privacy fencing as specified under this text. In front of side courtyard units, 48" decorative aluminum fencing may be utilized between units and must be flush or behind the front of the building planes. In the rear of units, either the 48" decorative aluminum or 72" vinyl privacy fencing may be placed between units. Along the sides of corner lots or end units, either 48" decorative aluminum or 72' vinyl privacy fencing may enclose yard areas beginning at 4' behind the front building plane to flush with the rear building plan and up to 4' from the curb. For homes with rear courtyards, in front of units, 48" decorative aluminum fencing may be utilized between units and must be flush or behind the front of the building planes. In the rear yard areas of homes with rear courtyards, 72" vinyl privacy fencing is permitted to extend from the side building planes, to distances of either 6' and 12' to enclose rear yard areas.

Homes on lots that have side rear elevations along Leppert Road shall include have additional architectural details duplicated from the front elevation and additional landscaping installed on the lot or in the open space adjacent to the lot. Architectural detail elements may include, but are not limited to, windows, faux windows, shutters, decorative trim, additional accents from approved materials, gables, or similar such elements. The side elevations facing Leppert Road shall

have a consistent level of quality of architectural design and materials as the front elevation of the homes.

- c. Subarea B: Townhomes Traditional single-family homes
 - Architecture shall be traditional in character. Examples of illustrative and conceptual architecture character are for reference but shall not preclude other elevations from being constructed within the development.

II. Materials

- i. Primary cladding materials shall be vinyl, brick, stone/synthetic stone, stucco/synthetic stucco, wood and cementitious siding.
- ii. Secondary materials for trim and ornamentation include gypsum reinforced fiber cement trim, cementitious siding, wood vinyl and decorative synthetic millwork for exterior applications.
- iii. Permitted roofing materials include 30 year or better dimensional asphalt composite shingles, wood shingles, and shakes, metal tiles or standing seam, slate and ceramic tile. "Engineered" wood or slate as well as other high quality roofing materials may be utilized.
- III. Roof slopes shall be a minimum of 6/12 except porch roofs which may be less.
- IV. Windows and Shutters
 - i. Windows without shutters shall be wrapped with trim.
 - ii. Shutters shall be used judiciously but shall not be required on every window or on every elevation.
- V.I. Homes on lots that have side elevations along Leppert Road shall have additional architectural details duplicated from the front elevation and additional landscaping installed on the lot or in the open space adjacent to the lot. Architectural detail elements may include, but are not limited to, windows, faux windows, shutters, decorative trim, additional accents from approved materials, gables, or similar such elements. The side elevations facing Leppert Road shall have a consistent level of quality of architectural design and materials as the front elevation of the homes.
- d. Open Space and Pedestrian Connectivity:
 - I. Open space and pedestrian paths shall be provided as depicted in open space exhibits attached with this text, including added open space amenities the for updated Subarea B such as entry columns, an open-air pavillion with a fireplace for gatherings and to create a focal point to emphasize the adjacent water feature/pond, an open lawn area, mounding, tree and shrub plantings to enhance the added walking paths. Maintenance responsibilities for open space

areas shall be subject to approval by the Law Director upon final plat approval. In the case of regional multi-use paths of 8' and 10', both along Leppert Road and internal to the site, the City or NCA funds shall be used to maintain these path portions, subject to the approval of the Law Director.

II. A minimum 40' building setback shall be provided along the proposed Leppert Road right of way which is established at 100'. 20' perimeter setbacks from the neighboring property lines are established on north, south and east sides of the site.

A 10' wide regional multi-use path shall be installed by the developer along the Leppert Road right of way up to the main entrance to Subarea A. North of said main entrance, an 8' wide regional multi-use shall be installed to the northern limits of the property for future connection to Hayden Run Road. Another 10' wide regional multi-use path shall traverse the northern portion of Subarea A from Leppert Road through the site to the northeast to connect to the existing regional path at the Courtyards at Hayden Run community as depicted on development plan exhibits. Such regional paths designs shall generally follow the guidelines of the Central Ohio Greenways Trail Typical Section, with the designated setback and/or easement widths, along with additional flexibility for narrowing of such setback and/or easement widths to accommodate required stormwater basins, existing trees, stream corridor preservation or other needs internal to the development. Slopes and grading immediately adjacent to path edges shall generally be designed at a 3'-feet to 1'-foot ratio (maximum) in order to allow safe mowing and to avoid sediment collection or ice formation on the trail system. A clear height zone shall be maintained above the paths at a minimum of 8' feet, with 10' feet being typical. Any trees remaining near the path system shall be maintained and "limbed-up" to avoid obstructing path use or creating hazards, and to maintain the clear height zone. A minimum clear edge zone shall be maintained on either side of the path edge of 3' feet, with the allowance for signage, mile-markers, plantings and lighting placed from between 2' feet and 3' feet from the path edge along the trail clear edge zone. If slopes near trail edges must be greater than 3' feet to 1' foot, in the case of stormwater ponds, natural features or existing topography, low profile split rail fencing may be used as a safety measure along or within the trail clear edge zone. Final setback or easement widths, slopes and overall design shall be considered by the City Planning staff and Engineering Department at the time of Final Development Plan review and approval under the guidelines provided herein.

- Internal 5' wide multi-use paths or sidewalks shall be installed as depicted on open space exhibits to link open spaces on site and connect to the regional path system at several locations shown.
- The stream and buffer area identified in open space exhibits as a Stream Corridor Protection Zone (SCPZ) shall be left undisturbed with the exception of necessary utility crossings/easements.
- V-IV. Properties bordering open space or multi-use paths shall have a fence or bollards as approved by City staff to provide a clear demarcation between the lot and the open space/paths. The final fence design and/or bollard placement

and installation sequencing/timing shall be coordinated by the developer and approved by City staff at the time of final plat application.

e.e. Tree Preservation/Landscaping/Screening/Street Trees:

- i. A preliminary tree survey is attached to this application. A final tree preservation/replacement plan meeting Hilliard Code requirements and documenting the number and caliper inches of replacement trees shall be completed prior to the filing of the Final Development Plan.
- ii. The developer will strive to preserve existing, healthy trees along the site's perimeter and in the designated Stream Corridor Protection Zone, and in other open spaces as identified on the plan exhibits. Except where utility lines or roadway crossing are required, these preserved tree areas shall be designated as "non-disturb" zones prior to construction, and no trees shall be removed from these areas except for those which good forestry management practices dictate. In such cases, trees may be removed due to their dead or diseased condition. In addition, some trees may be removed for the placement of multiuse paths. —The exact number of trees to be removed based on the development and the above conditions, and the exact number of trees to be added to the site shall be determined and documented as part of the Final Development Plan.
- iii. Street trees shall be provided along all parts of all streets. Street tree plans shall be reviewed by the Shade Tree Commission and shall meet Hilliard Code requirements. Landscape plans showing street trees commitments and typical landscaping for different lots are depicted on plan exhibits.
- Mounding for screening purposes is shown in internal open spaces. Mound iν. heights, exact locations and configurations are shown on site plans but may vary based on drainage needs, and path and utility placement as approved by the City Engineer and the Final Development Plan. Mounding along Leppert Road between the right-of-way line and buildable areas of both sub-areas will generally be designed as natural slopes, not exceeding 4' feet to 1'-foot ratio. and between 3' feet and 5' feet in height, and shall be subject to drainage and stormwater requirements. Mounds shall be spaced with 10' feet-separation from multi-use paths where possible, and/or may be installed at lower heights and less slope where such 10' feet separation from multi-use paths is not possible. Final mound design and placement is subject to City Planning staff and Engineering Department review at the time of Final Development Plan approval. Tree placement and other planting commitments on and around such mounding and within this area are depicted on Landscape Plans, Exhibit D and shall be subject to drainage and stormwater needs, as well as staff review of final design, varieties and planting quantities at the time of Final Development Plan approval. At the discretion of the applicant, with the review of the planning staff and subject to drainage and utility placement needs at the time of Final Development Plan, additional landscaping and/or mound features may be used to screen units from adjacent properties.

v. See Overall Landscape Plan, D Exhibits and Illustrative Plan C-1.1 for site landscaping details. See Exhibit D-5.1 for Typical Unit Planting Plans for courtyard homes and townhomes landscaping.

d.f. Entry Features:

- I. Entry features are provided at site entrances and at different subarea locations as depicted on development plan exhibits.
- II. Entry features may be located within setbacks and shall meet sight distance requirements.
- III. Entry features may include but are not limited to fences, posts, columns, walls, trellises, signage, and landscaping; and, are depicted on plan exhibit details.
- IV. See Overall Landscape Plans, D.1 Exhibits for entry feature details. Final entry feature designs are to be provided at the time of final development plan/final plat review.

7. Lighting:

- a. Subareas A and B: Site lighting will include a variety of wall-mounted lighting at front doors and garage doors of each home and the clubhouse, along with yard lighting on residential, cut-off type fixtures at scattered locations throughout the proposed development not greater than twelve (12) feet in height or fifty-five (55) watts compact fluorescent each, or equivalent. There will also be ground-mounted lighting illuminating the project's entry signs along Leppert Road at two (2)three locations, the details of which shall be included with the Final Development Plan. No fixtures shall allow light sources to be visible from adjacent properties or the public rights-of-way.
- b. See Lighting Plan Exhibit F-1.1 for details.
- 8. Utilities: All utility design shall be completed by a licensed professional engineer and approved by the City prior to construction.
 - a. Water. Water service connection for domestic use and fire protection will be made to the existing 12" water main located along the east side of Leppert Road to the north of the property.
 - b. Sanitary Sewer. A proposed regional sanitary lift—station will provide sanitary service for the site and properties in the greater Hayden Run Trunk Tributary area. The lift—station will pump to the existing 24" sanitary sewer located east of the project.
 - c. Storm Water: Storm water management will be provided by the proposed onsite storm sewer system and basins constructed on the property as depicted on the development plan exhibits.

- 9. Parking: Each home will have four (4) parking spaces consisting of two (2) enclosed in a garage and two (2) in the driveway in front of the garage. Parking spaces in the driveway shall comply with Code requirements as to length (not less than 18') and vehicles parked in such spaces shall neither completely nor partially block the sidewalk, if any, or the internal private street where applicable. Additional parking will be located at the clubhouse in <u>sSubarea</u> A, and at other locations as depicted on development plan exhibits. Bicycle parking for not less than four (4) bicycles will also be provided at the clubhouse. Parking shall be permitted on one side of the private streets, opposite fire hydrants as approved by the City Engineer.
- 10. Private Streets, Public Streets and Connectivity:
 - a. All streets within <u>sSubareas</u> A<u>and B</u> shall be privately owned and maintained by the homeowners' association.
 - b. All streets within subarea B, the traditional single-family subarea, shall be public streets and dedicated to the City of Hilliard for future maintenance.
 - b. Connectivity for streets, sidewalks and paths between subareas and existing neighborhoods are shown on development plans. Gated, emergency access only shall be provided at the private stub street to/from the Courtyards at Hayden Run at Lexington Drive. —A pedestrian only connection is shown at Edie Drive. A pedestrian only connection from Subarea B to Brixshire Drive to the south shall be made with such 5' wide multi-use path or sidewalk between courtyard units 227 and 228. Sidewalk and street connection between Subareas A and B are made as depicted on plans between courtyard units 207 and 208 in Subarea B and with the elimination of approved courtyard units 1314 and 1615 in Subarea A.
- 11. Signage: All signage, including both temporary marketing signage and permanent neighborhood identification signage shall meet the provisions of the Hilliard Graphics and Sign Code, except that main entry signage for both subareas as shown on Landscape Exhibit D-6.1 shall be approved per plan as depicted.

12. Traffic:

- a. At the time of the drafting of this <u>updated</u> PUD Modification Application Council submittal, a –Traffic Memorandum of Understanding (MOU) and required Traffic Impact Study (TIS) have been completed and accepted by the Hilliard Engineering Department. (TIS dated November 9, 2020.) The MOU and TIS are multijurisdictional in scope and have also been <u>completed and discussed and are under reviewed</u> by the City of Columbus and Franklin County. <u>The replacement of 59 traditional single-family homes in Subarea B under the previously approved PUD modification plan, with additional empty--nester housing will lower traffic intensity and overall impact by slightly more than one-half the vehicle trips from Subarea B that could be expected if this modification was not proposed.</u>
- b. All proposed improvements to the existing public street system, including Leppert Road, and any required off-site improvements identified and justified by the Traffic Impact Study, will be constructed by the developer in accordance with applicable

code and regulations and are subject to approval by the City Engineer or other applicable regulating entity, as detailed at the time of the Final Development Plan and/or any required developer's agreement with the City. The developer shall dedicate the required right of way to support the subject improvements as needed.

13. Recreation Facilities Dedication: Based on the proposed 24338 dwelling units, the City-wide average household size (3.5 persons per home), and the standard of 10 acres parkland for every 1,000 people, this development is required to include a minimum of 8.533 acres.

However, Epcon Communities developments have a significantly lower number of occupants compared to traditional single-family housing and much lower numbers of school-aged children, driving less and different recreation needs. Epcon's occupancy is approximately 1.5 persons per unit on average. Epcon's plan also offers on-site recreation, community spaces and social amenities for its residents, lessening the impact on similar city services. For these reasons, this application and text provides a standard of -2.50 persons per home for the 243179 Epcon units to be constructed and 3.5 persons per home for the 59 traditional single family homes in order to calculate the required recreational facilities standard as follows. The 2.50 occupancy per unit is utilized rather than 1.5 person in order to be conservative:

59 traditional single-family lots x 3.5/1,000 x 10 = 2.065 acres $\frac{243179}{1000}$ courtyard homes and townhomes x 2.50/1,000 x 10 = 3.58 6.075

 $\underline{6.075}_{5.645}$ acres multiplied by \$50,000 shall be utilized for purposes of calculating the required Recreation Facilities Dedication under this application vs. $8.\underline{5}_{33}$ acres under the standard occupancy figure. This yields a parkland fee in-lieu of dedication of \$282,250303,750.

4848-7570-53324841-4030-3569.1

4848-7570-5332.1

ADJACENT PROPERTY OWNERS (Carr Farms – Parcel No. 050-008252)

- Parcel No. 050-011455
 Leppert Road
 Amazon Data Services Inc.
 ATTN: Manager CMH91
 410 Terry Ave N.
 Seattle WA 98109
- 2. Parcel No. 050-011719 Leppert Road Epcon Carr Farms LLC 500 Stonehenge Pkwy. Dublin, OH 43017
- Parcel No. 200-002686
 Leppert Road
 Thomas A McDowell
 5742 Dublin Road
 Dublin, OH 43017
- Parcel Nos. 050-010510 and 050-011674
 Kim Leppert
 4470 Leppert Road
 Hilliard, OH 43026
- Parcel No. 050-011675
 Melissa & James Swearingen
 5677 Davidson Road
 Hilliard, OH 43026
- Parcel No. 050-005293
 Cody Coons
 Kate Zajc
 4803 Brixston Drive
 Hilliard, OH 43026
- 7. Parcel No. 050-005294 Scott Saunier 4787 Brixston Drive Hilliard, OH 43026

- Parcel No. 050-005295
 Eugene & Roberta Kucharski
 4777 Brixston Drive
 Hilliard, OH 43026
- Parcel No. 050-005296
 Sherry Strunk
 4767 Brixston Drive
 Hilliard, OH 43026
- 10. Parcel No. 050-005297 Sandra Tucker 4757 Brixston Drive Hilliard, OH 43026
- 11. Parcel No. 050-005298 William & Leticia Perez 4747 Brixston Drive Hilliard, OH 43026
- 12. Parcel No. 050-005299 Rebecca Payne Dawson 4739 Brixston Drive Hilliard, OH 43026
- 13. Parcel No. 050-005300 Philip & Ashley Schlundt-Bodien 4731 Brixston Drive Hilliard, OH 43026
- 14. Parcel No. 050-005301 Deborah Vines Martin Gusman 4719 Brixston Drive Hilliard, OH 43026
- 15. Parcel No. 050-005251 Gregory Dawkins 4734 Brixston Drive Hilliard, OH 43026
- 16. Parcel No. 050-005252 Christine & Michael Michalski 4742 Brixston Drive Hilliard, OH 43026

- 17. Parcel No. 050-005253 Haley Yow 4752 Brixston Drive Hilliard, OH 43026
- 18. Parcel No. 050-005254 Andrew & Laura Kimble 4762 Brixston Drive Hilliard, OH 43026
- 19. Parcel No. 050-005255 Richard & Kathlyn Martin 4774 Brixston Drive Hilliard, OH 43026
- 20. Parcel No. 050-005256 Jennifer & Stephen Rakocy 4786 Brixston Drive Hilliard, OH 43026
- 21. Parcel No. 050-005250 5474 Davidson Road Stephen & Joy Culler P. O. Box 613 London, OH 43140
- 22. Parcel No. 050-005302 Peter & Margaret Duhig 5500 Davidson Road Hilliard, OH 43026
- 23. Parcel No. 050-005303 Alejandro & Rebecca Pacheco 5512 Davidson Road Hilliard, OH 43026
- 24. Parcel No. 050-005304 Teresa DeMoss 5524 Davidson Road Hilliard, OH 43026
- 25. Parcel No. 050-005305 Juston & Bobbi Johnson 5536 Davidson Road Hilliard, OH 43026

- 26. Parcel No. 050-005306 Shabaan Haji Abdullah Sherif 5548 Davidson Road Hilliard, OH 43026
- 27. Parcel No. 050-005307 Robert & Andrea Beeson 5566 Davidson Road Hilliard, OH 43026
- 28. Parcel No. 050-005312 James & Lee Hoobler 4676 Brixshire Drive Hilliard, OH 43026
- 29. Parcel No. 050-005308 Jason Chuang 5576 Davidson Road Hilliard, OH 43026
- 30. Parcel No. 050-005309 Ashley & Adam Dick 5586 Davidson Road Hilliard, OH 43026
- 31. Parcel No. 050-005310 Angelo & Ashley Veto 4650 Brixshire Drive Hilliard, OH 43026
- 32. Parcel No. 050-005311 Michele M. Chilenski 4664 Brixshire Drive Hilliard, OH 43026
- 33. Parcel No. 050-005703 Terri Stone 4677 Brixshire Drive Hilliard, OH 43026
- 34. Parcel No. 050-005704 Abdiel & Breydi Amador 4665 Brixshire Drive Hilliard, OH 43026

- 35. Parcel No. 050-005705 Emily Williams 4651 Brixshire Drive Hilliard, OH 43026
- 36. Parcel No. 050-005706 Nicole Merriman 5644 Davidson Road Hilliard, OH 43026
- 37. Parcel No. 050-005707 Matthew Drennen Jennifer Gerbino 5654 Davidson Road Hilliard, OH 43026
- 38. Parcel No. 050-005708 Jean & Timothy Scott 5664 Davidson Road Hilliard, OH 43026
- 39. Parcel No. 050-005709 Anthony & Kristin Demain 5672 Davidson Road Hilliard, OH 43026
- 40. Parcel No. 050-005710 Keiko Reeves 5682 Davidson Road Hilliard, OH 43026
- 41. Parcel No. 050-005711 Barbara J. Brown 5694 Davidson Road Hilliard, OH 43026
- 42. Parcel No. 050-005712 Abdallah & Houda Aldosary 5702 Davidson Road Hilliard, OH 43026
- 43. Parcel No. 050-005713 Troy Sayers 5712 Davidson Road Hilliard, OH 43026

- 44. Parcel No. 050-005714 Christopher Conrath 5724 Davidson Road Hilliard, OH 43026
- 45. Parcel No. 050-005715 Rachel M. Olsheski Michael A. Huber 5677 Davidson Road Hilliard, OH 43026
- 46. Parcel No. 050-005716
 Thomas & Deborah Berarducci
 5659 Davidson Road
 Hilliard, OH 43026
- 47. Parcel No. 050-005717 Patricia & Gregory Aebker 5649 Davidson Road Hilliard, OH 43026
- 48. Parcel No. 050-005718
 David & Bernadette Thornton
 5641 Davidson Road
 Hilliard, OH 43026
- 49. Parcel No. 050-005719
 Brendan, Bette & John Humphrey
 5625 Davidson Road
 Hilliard, OH 43026

4840-7436-8491.1



ILLUSTRATIVE PLAN

DATE: 8/4/21

COURTYARDS AT CARR FARMS

PREPARED FOR EPCON COMMUNITIES

SCALE: 1"=100"

EXHIBIT C-1 Faris Planning & Design

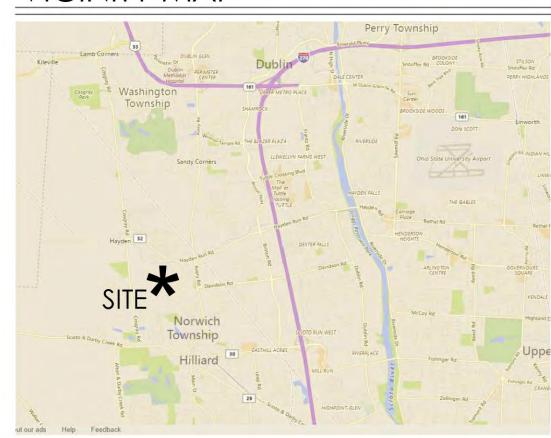
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LAND PLANNING 243 N. 5th Street Columbus, OH 43215

p (614) 487-1964



VICINITY MAP



SITE DATA

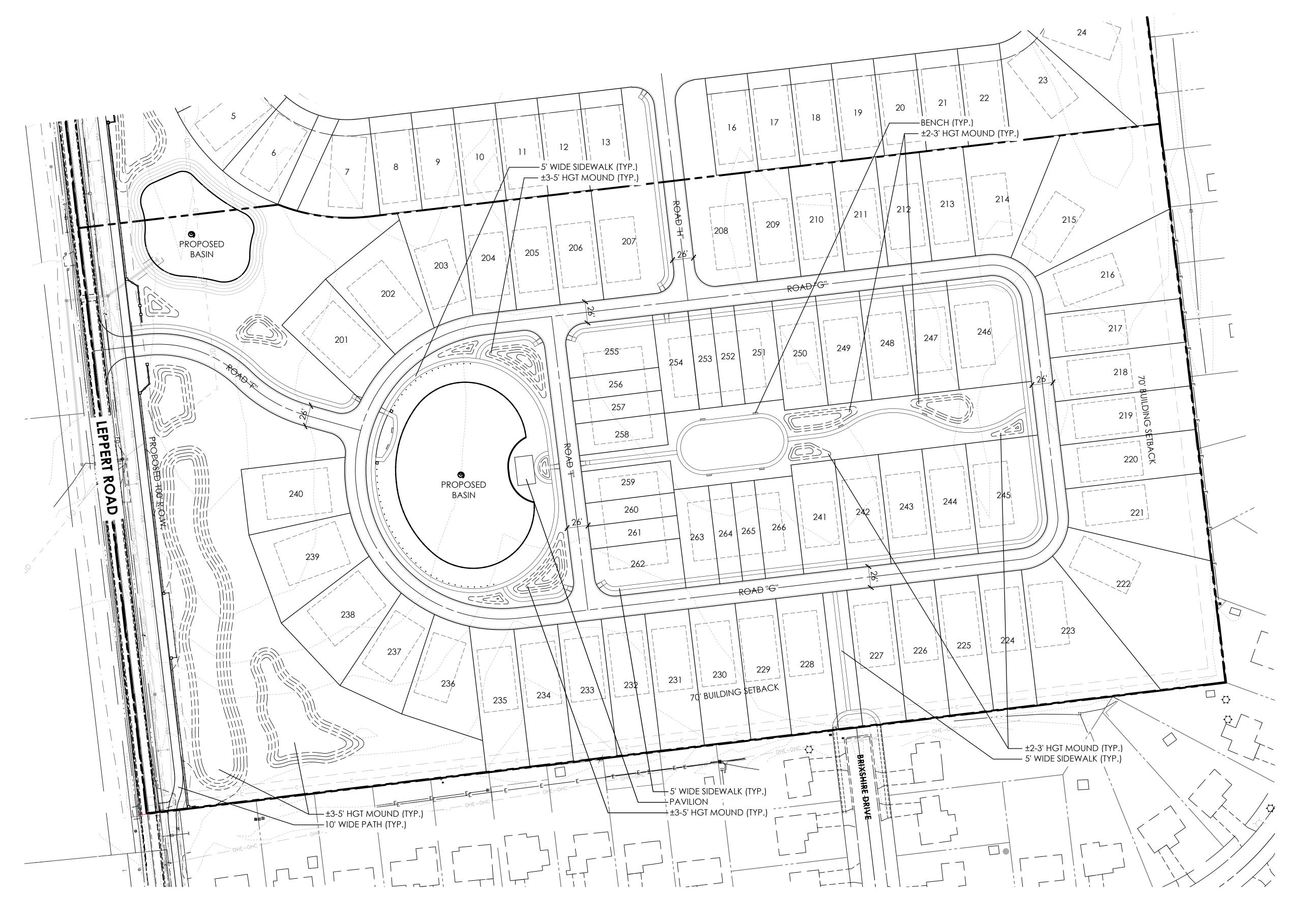
TOTAL ACRES	±79.45 AC
SUBAREA A	±58.01 AC
SUBAREA B	±21.44 AC
SINGLE FAMILY COURTYARD HOMES (SUBAREA A)	177 UNITS
SINGLE FAMILY COURTYARD HOMES (SUBAREA B)	50 UNITS
TOWNHOMES (SUBAREA B)	16 UNITS
TOTAL UNITS	243 UNITS
GROSS DENSITY	3.059 DU/AC
OPEN SPACE	±26.00 AC (32.7%)

ILLUSTRATIVE PLAN: SUBAREA B

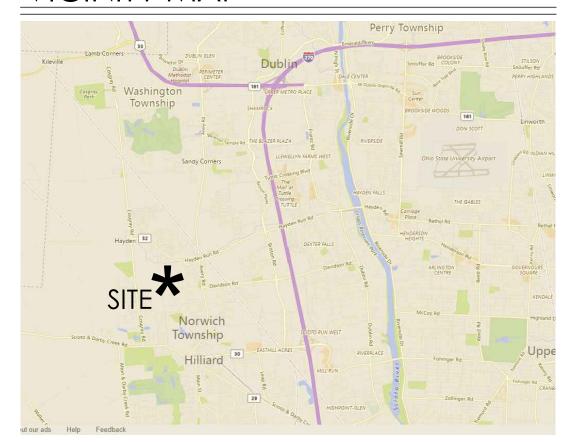
COURTYARDS AT CARR FARMS: SUBAREA B

EXHIBIT C-1.1

Faris Planning & Design



VICINITY MAP



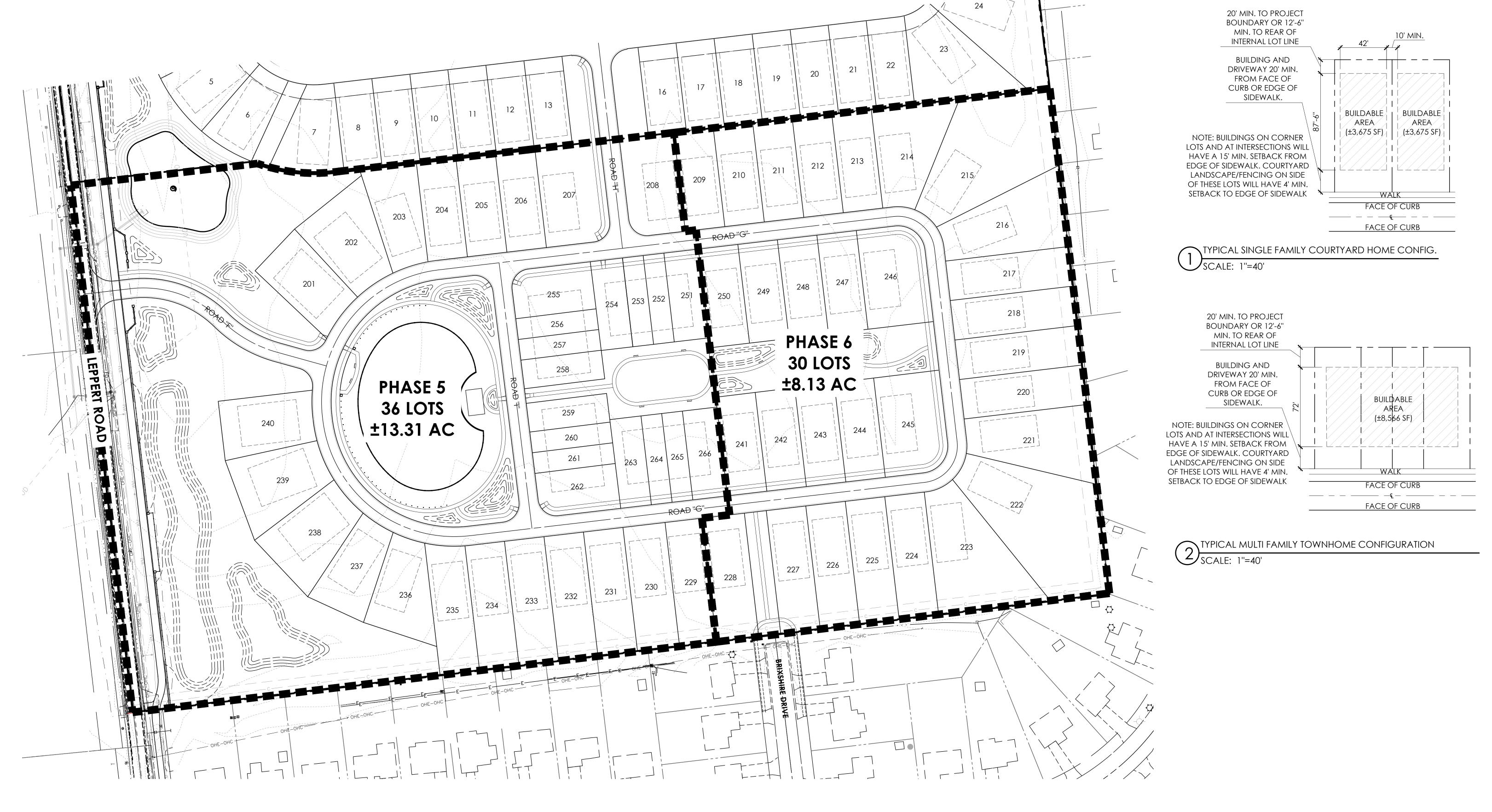
SITE DATA

TOTAL ACRES	±79.45 AC
SUBAREA A	±58.01 AC
SUBAREA B	±21.44 AC
SINGLE FAMILY COURTYARD HOMES (SUBAREA A)	177 UNITS
SINGLE FAMILY COURTYARD HOMES (SUBAREA B)	50 units
TOWNHOMES (SUBAREA B)	16 UNITS
TOTAL UNITS	243 UNITS
GROSS DENSITY	3.059 DU/AC
OPEN SPACE	±26.00 AC (32.7%)

DEVELOPMENT PLAN

COURTYARDS AT CARR FARMS: SUBAREA B

EXHIBIT C-1.1 Faris Planning & Design



PHASING PLAN

COURTYARDS AT CARR FARMS: SUBAREA B

EXHIBIT C-2.1

Faris Planning & Design

LAND PLANNING

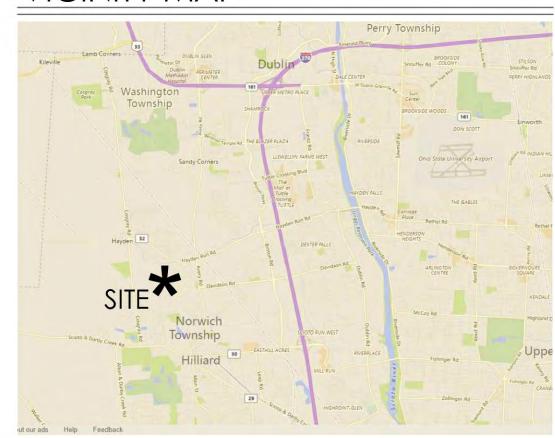
LANDSCAPE ARCHITECTURE

243 N. 5th Street p (614) 487-1964

Www.farisplanninganddesign.com



VICINITY MAP



SITE DATA

TOTAL ACRES	±79.45 AC
SUBAREA A	±58.01 AC
SUBAREA B	±21.44 AC
SINGLE FAMILY COURTYARD HOMES (SUBAREA A)	177 UNITS
SINGLE FAMILY COURTYARD HOMES (SUBAREA B)	50 UNITS
TOWNHOMES (SUBAREA B)	16 UNITS
TOTAL UNITS	243 UNITS
GROSS DENSITY	3.059 DU/AC
OPEN SPACE	±26.00 AC (32.7%)

OPEN SPACE PLAN

COURTYARDS AT CARR FARMS: SUBAREA B

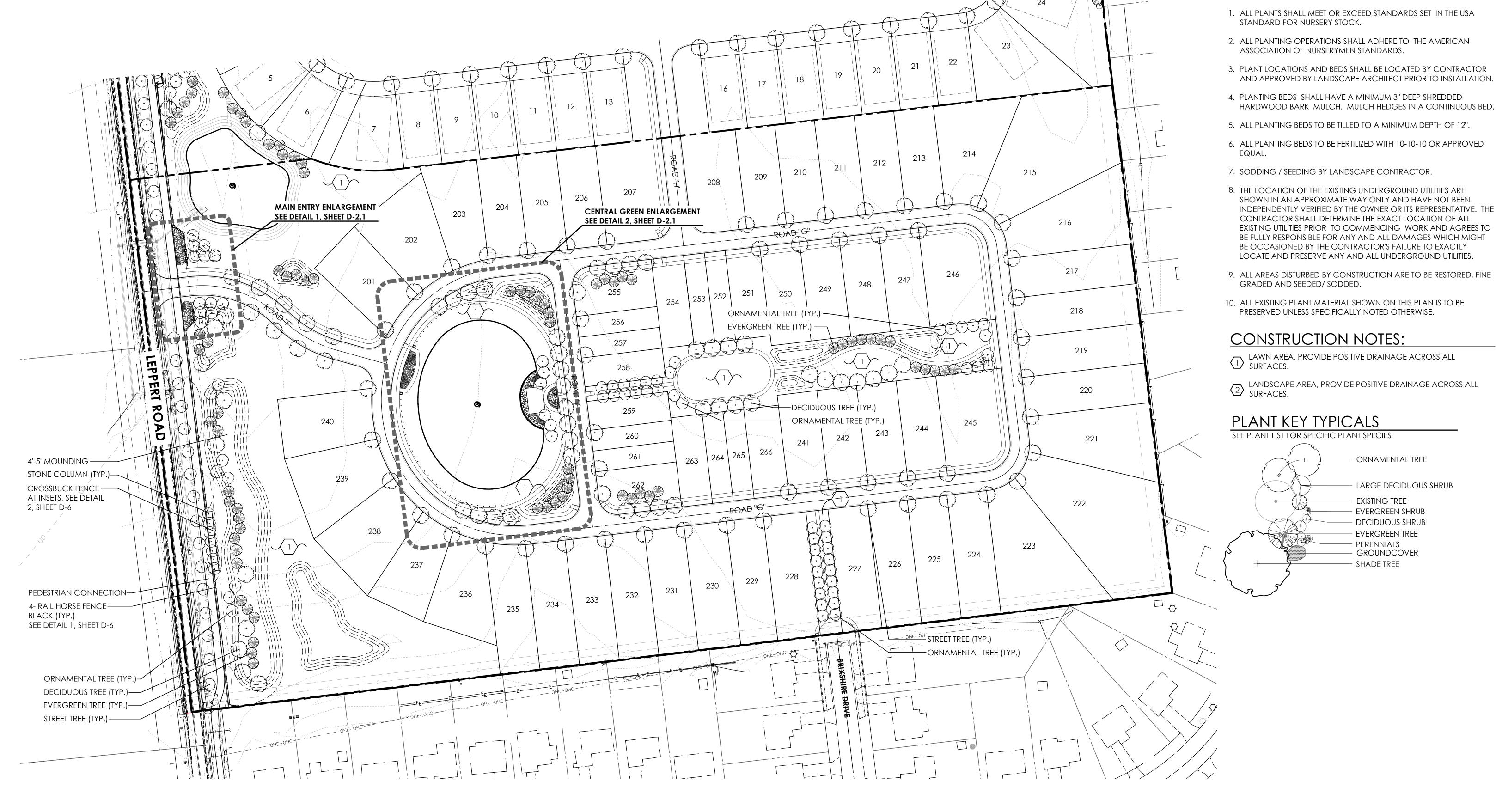
NORTH 1" = 60' 0 30 60 120 180

EXHIBIT C-3.1

Faris Planning & Design

LAND PLANNING

LANDSCAPE ARCHITE

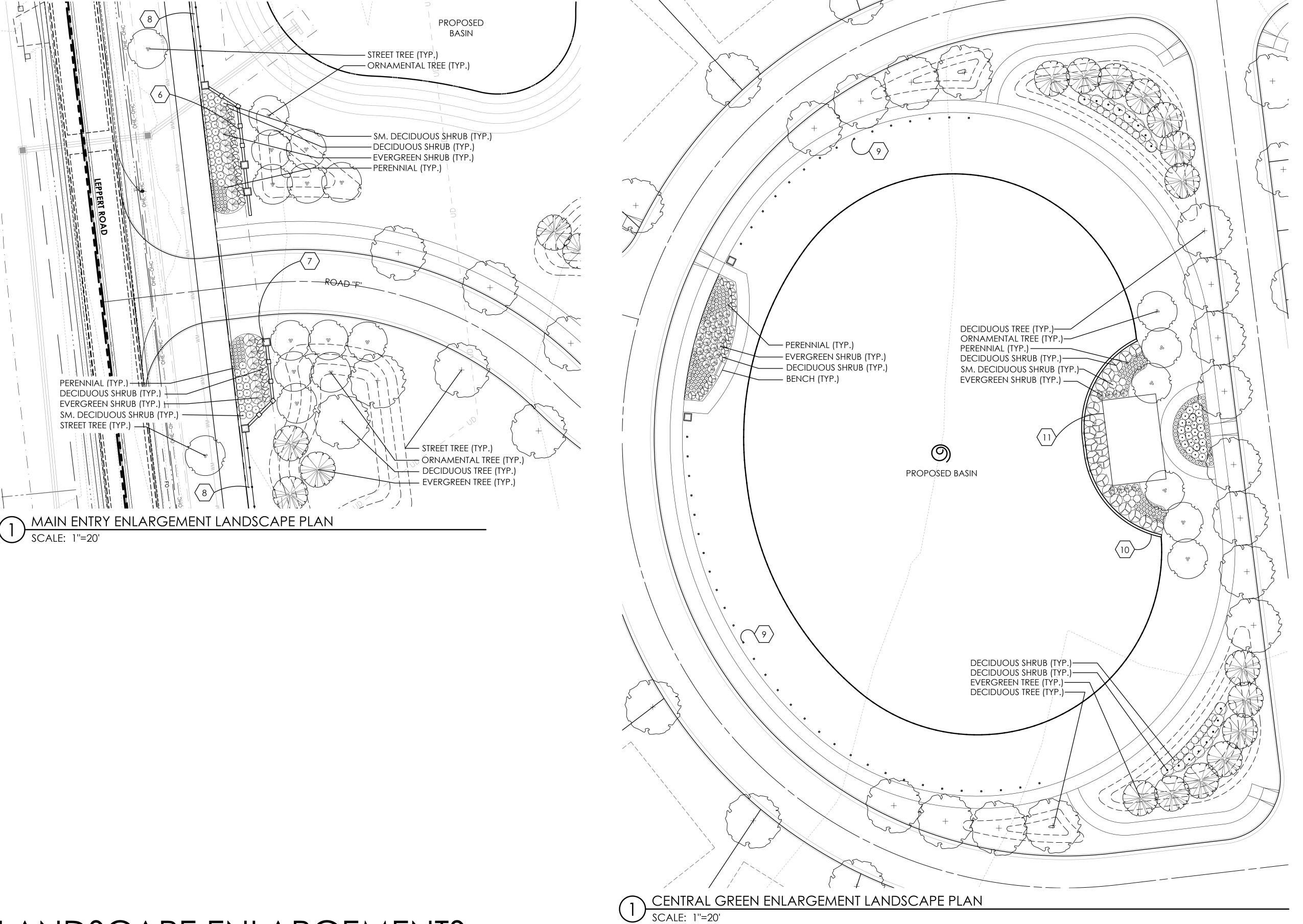


OVERALL LANDSCAPE PLAN

COURTYARDS AT CARR FARMS: SUBAREA B

EXHIBIT D-2

GENERAL PLANTING NOTES:



GENERAL PLANTING NOTES:

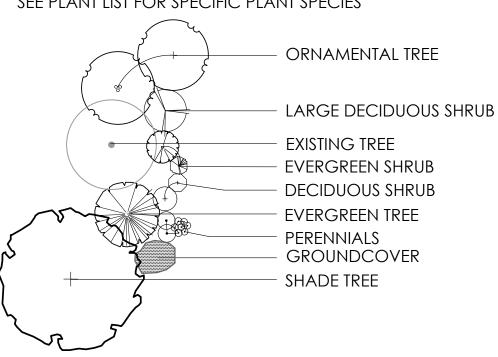
- 1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- 2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- 3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- 5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- 6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- 7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
- 8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- 9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- 10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 3 RAIL FENCE. SEE DETAIL 3 ON EXHIBIT D-6.
- 4 NOT USED
- 5 NOT USED
- 6 SUBAREA B STONE ENTRY SIGN FEATURE. SEE DETAIL 6 ON EXHIBIT D-6.
- $\overline{7}$ Subarea B Stone entry Sign Feature. See Detail 7 on exhibit D-6.
- (8) 4 RAIL HORSE FENCE. SEE DETAIL 1 ON EXHIBIT D-6.
- 9 WOODEN BOLLARDS BY OWNER
- (10) WALL BY OWNER
- (11) PAVILION. SEE EXHIBIT G-1.1 FOR ELEVATION

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



LANDSCAPE ENLARGEMENTS

COURTYARDS AT CARR FARMS: SUBAREA B

PREPARED FOR EPCON COMMUNITIES

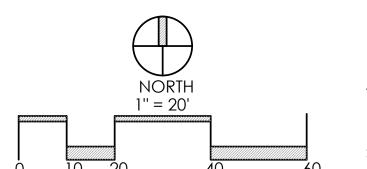
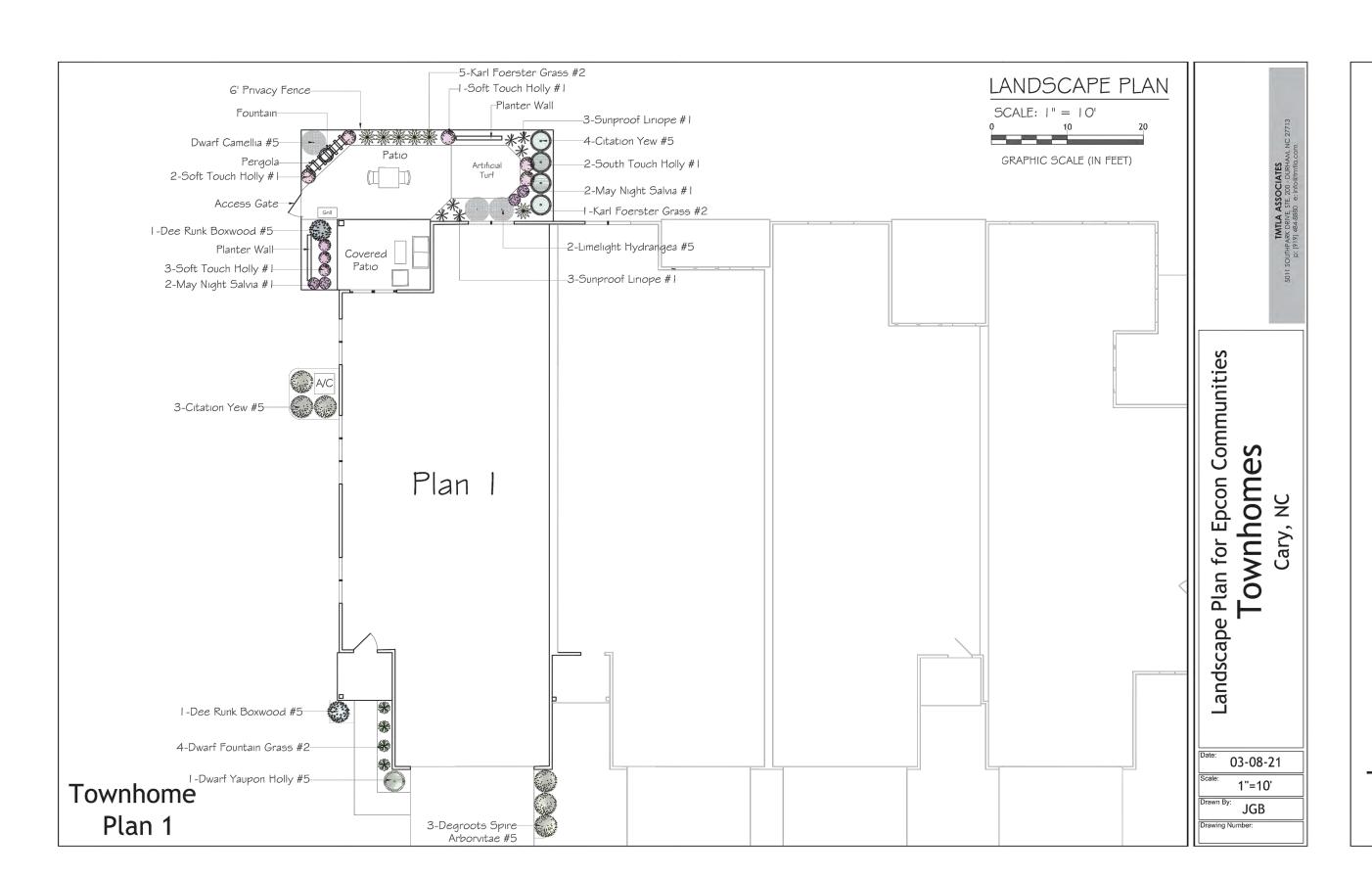
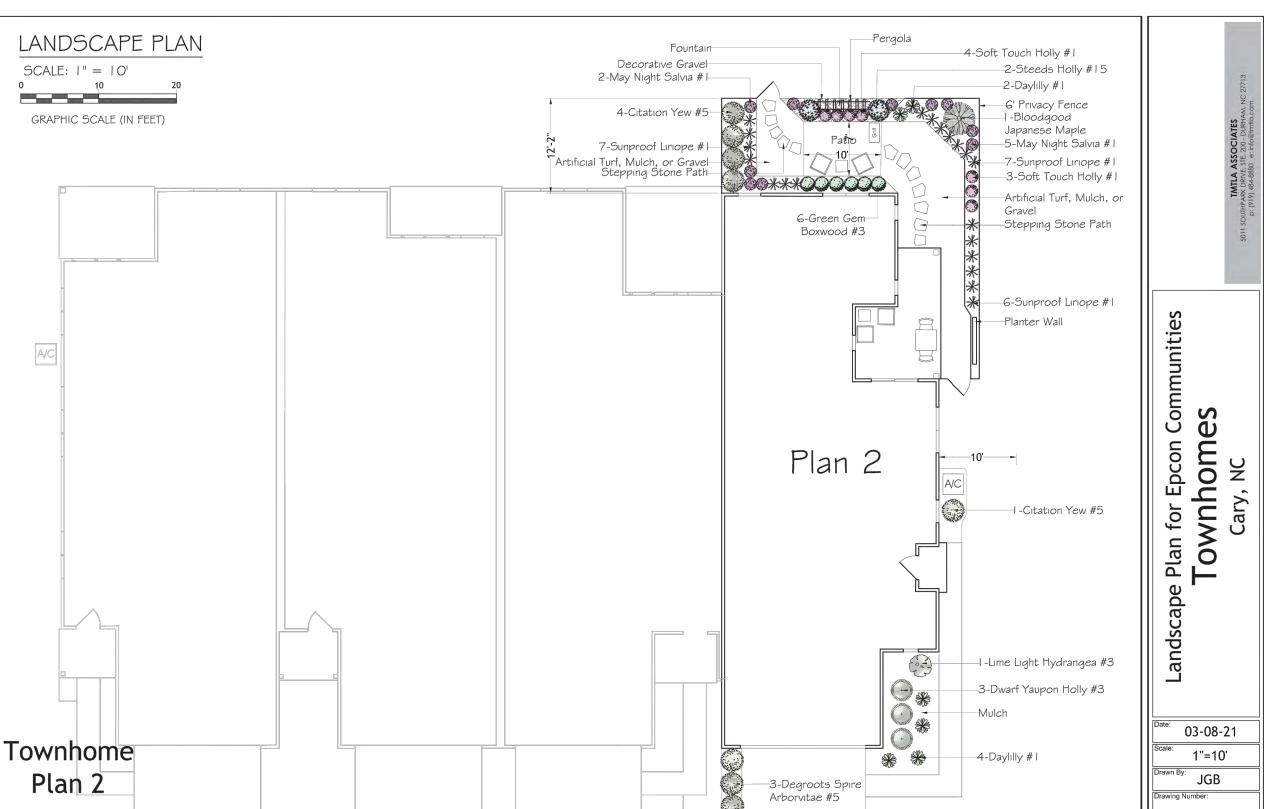


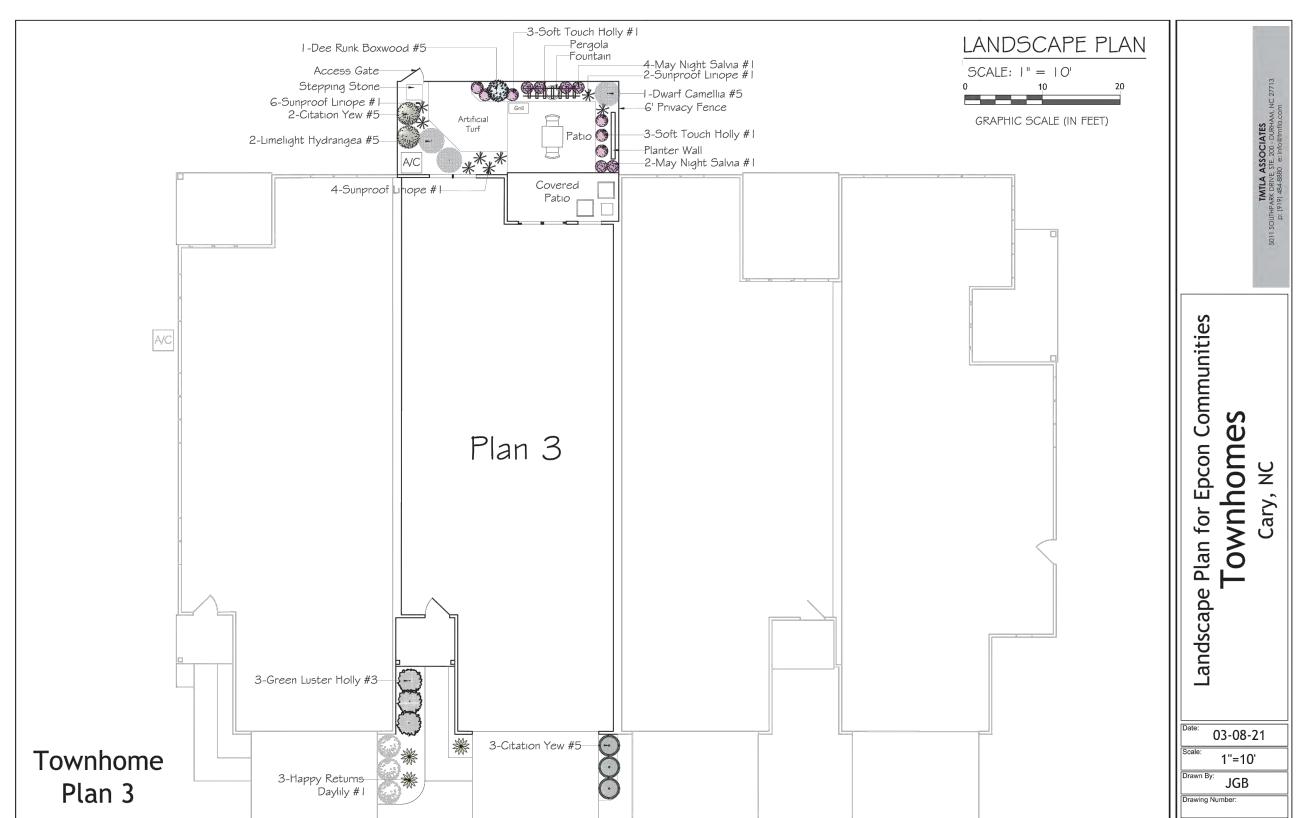
EXHIBIT D-2.1

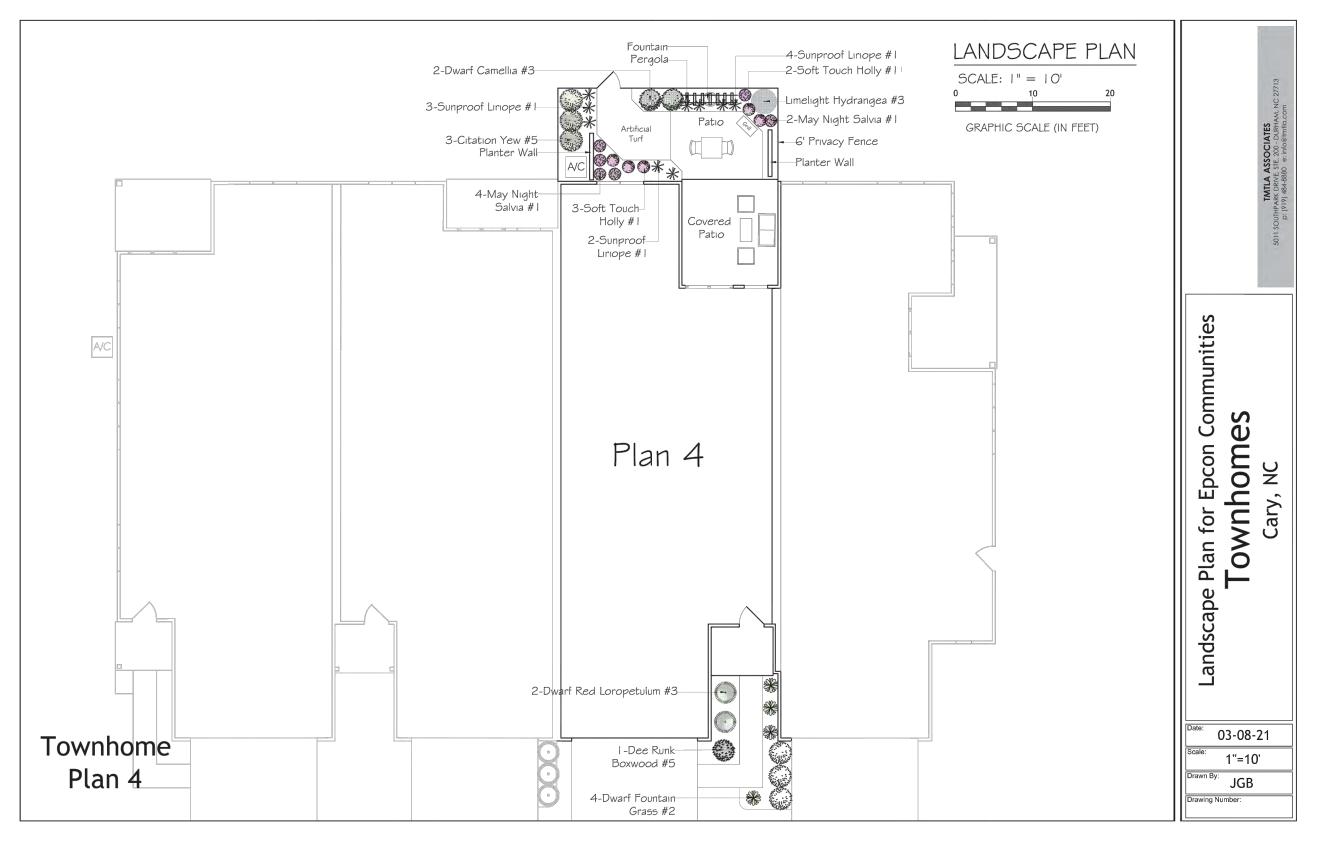
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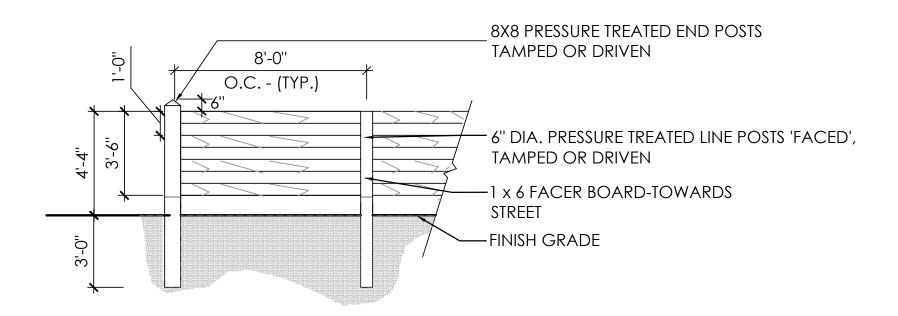
TYPICAL UNIT PLANTING PLANS - TOWNHOMES

COURTYARDS AT CARR FARMS: SUBAREA B

EXHIBIT D-5.1



243 N. 5th Street p (614) 487-1964 uite 401 Columbus, OH 43 www.farisplanninganddesign.



NOTES

POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE

FENCE BOARDS

BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

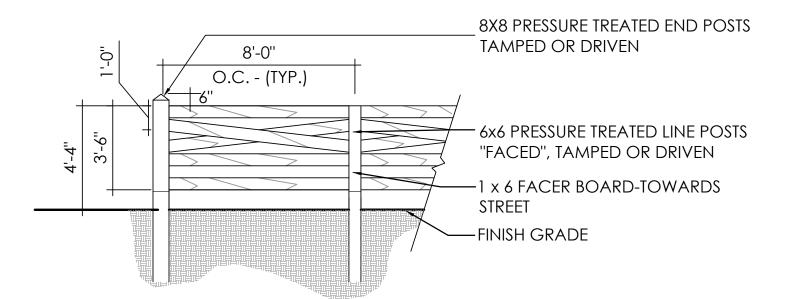
PAINT

PAINT SHALL BE A SEMI GLOSS BLACK

FASTENERS

NAILS-10D PLAIN SHANK BOX GALVANIZED





NOTES:

POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE

FENCE BOARDS:

BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

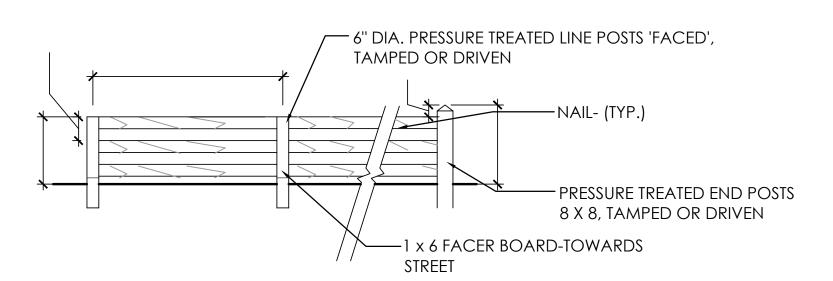
PAINT:

PAINT SHALL BE A SEMI GLOSS BLACK

FASTENERS

NAILS-10D PLAIN SHANK BOX GALVANIZED

2) CROSS BUCK FENCE WITH TWO BOTTOM RAILS N T S



NOTES:

POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE

FENCE BOARDS

BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

PAINT

PAINT SHALL BE A SEMI GLOSS BLACK

FASTENERS

NAILS-10D PLAIN SHANK BOX GALVANIZED





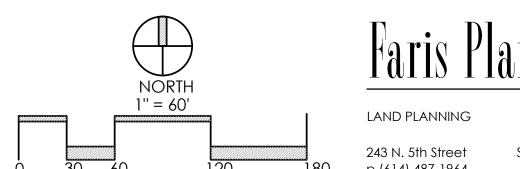
SUBAREA B SIGNAGE - NORTH SIDE ROAD 'F'



SUBAREA B SIGNAGE - SOUTH SIDE ROAD 'F' N.T.S.

LANDSCAPE DETAILS

COURTYARDS AT CARR FARMS: SUBAREA B

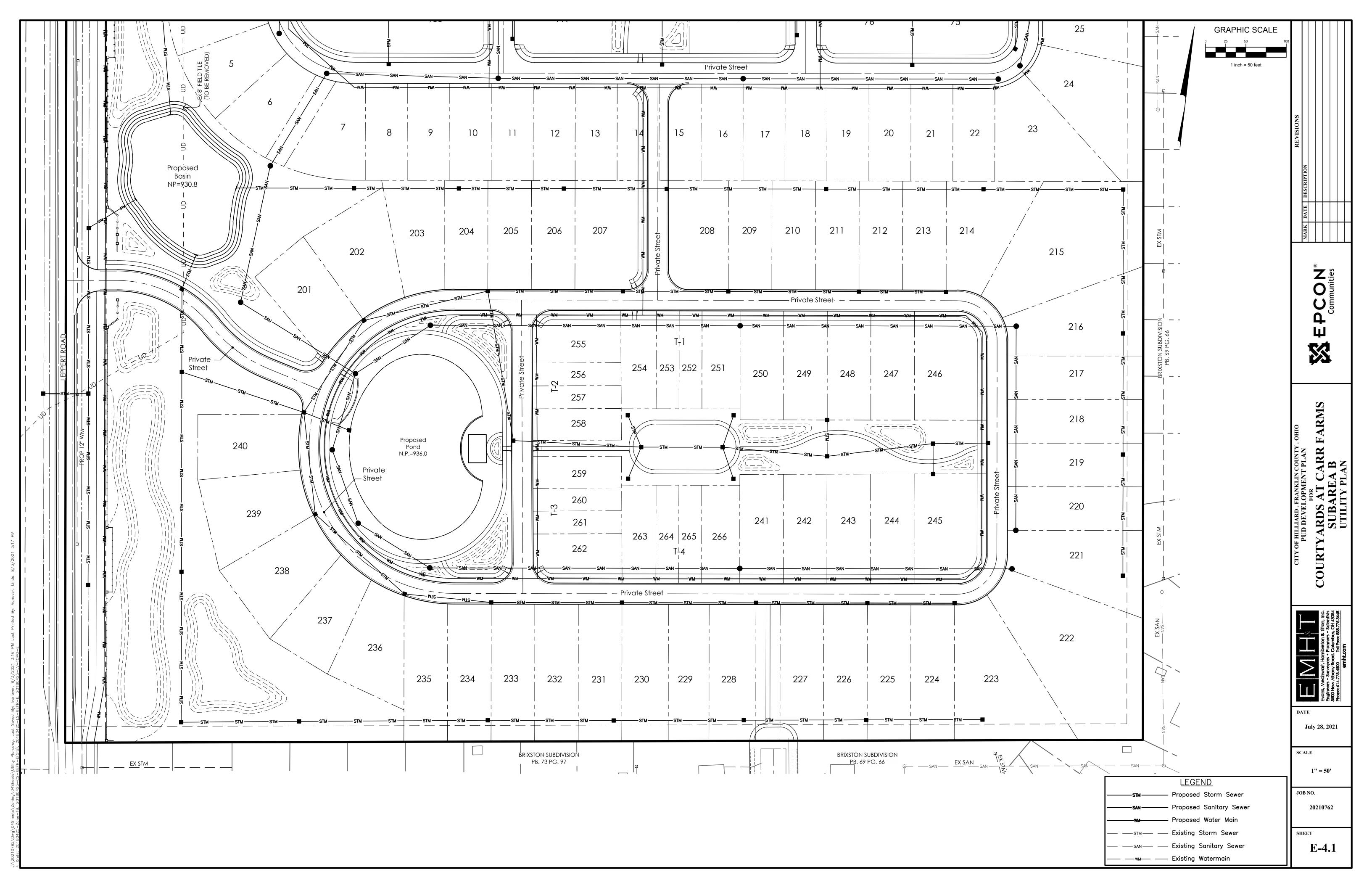


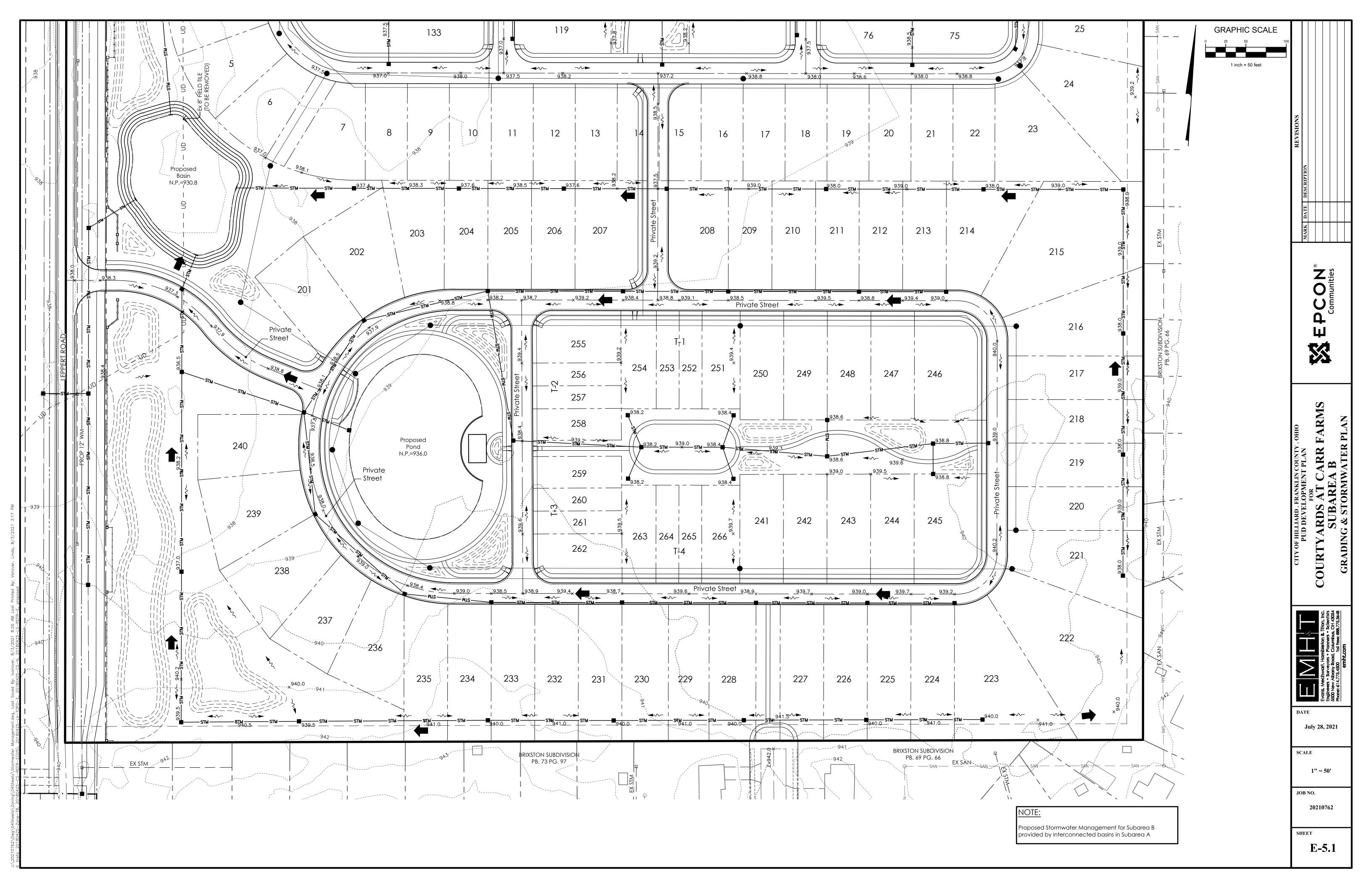
LAND PLANNING LANDSCAPE ARCHITECTURE

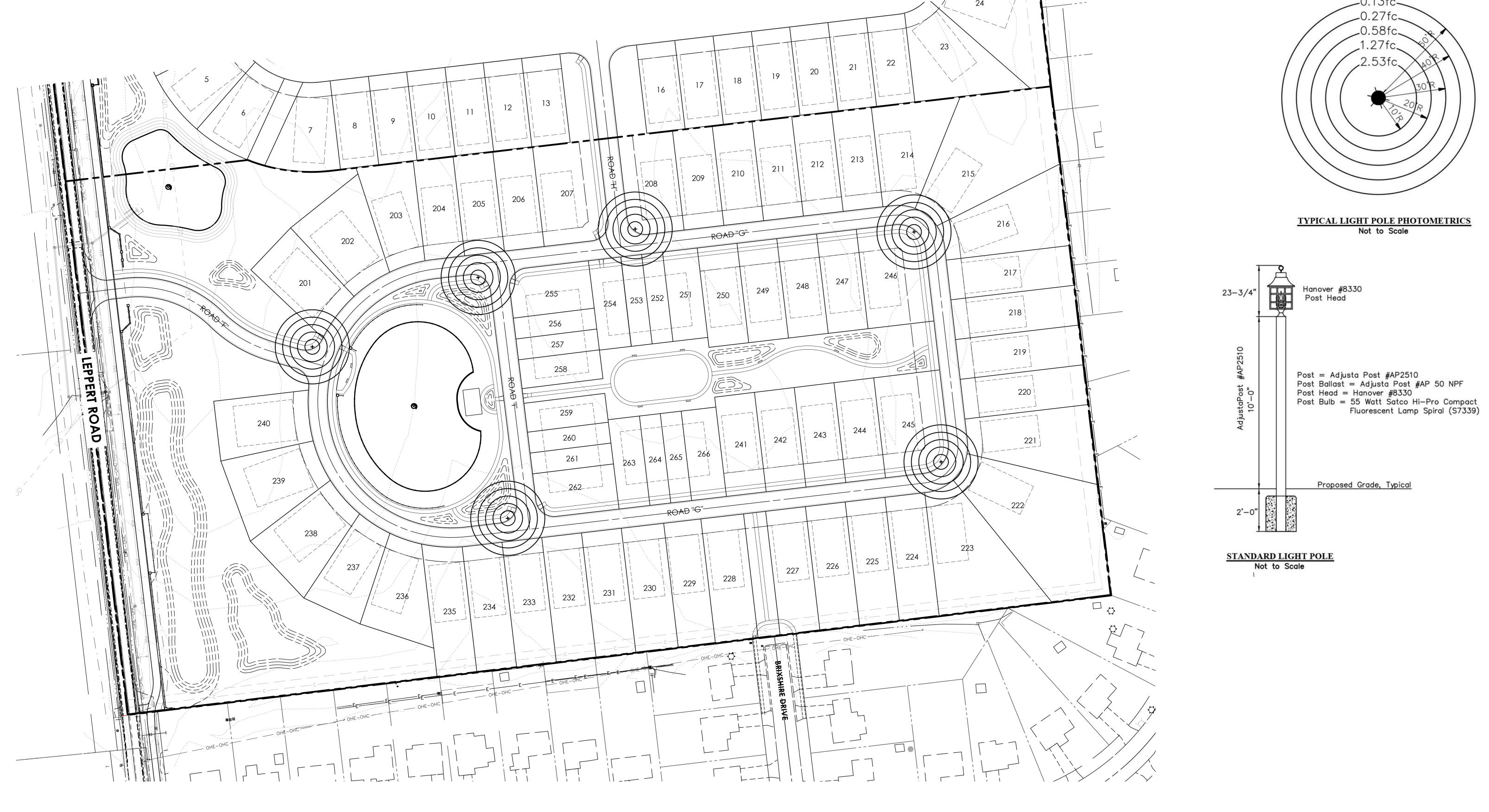
243 N. 5th Street Suite 401 Columbus, OH 43215

EXHIBIT D-6

1" = 60' 0 30 60 120 180







LIGHTING PLAN

COURTYARDS AT CARR FARMS: SUBAREA B

EXHIBIT F-1.1

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LAND PLANNING

LAND PLANNING

LAND SCAPE ARCHITECTURE

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TOWNHOME - FULL BUILDING



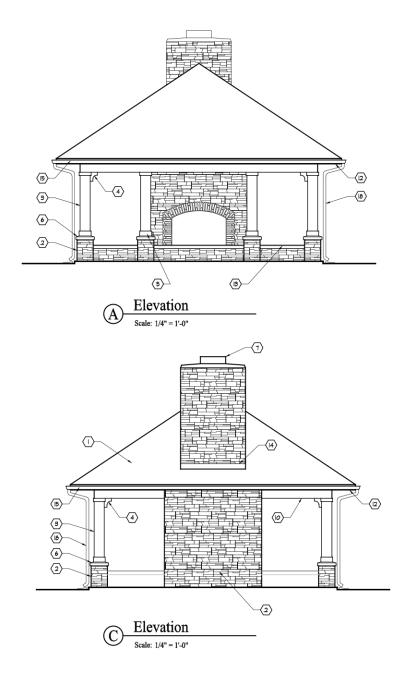


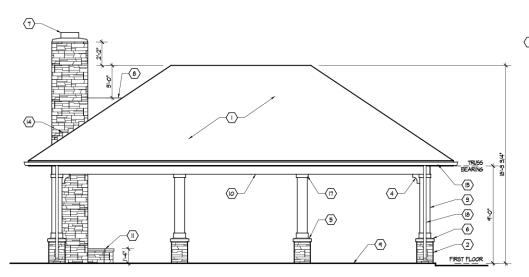




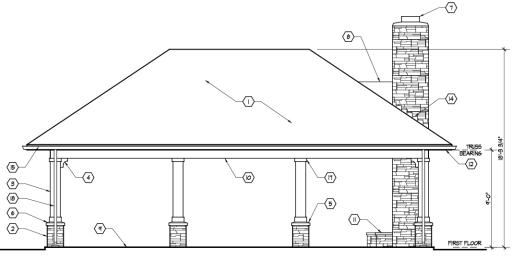


or modified from any copy or derivative of this work.









Elevation

Scale: 1/4" = 1'-0"



- I. FIBERGLASS / ASPHALT SHINGLE ROOFING OVER I LAYER OF IB# FELT TYPICAL.
- CULTURED STONE VENEER. COLOR, STYLE, MORTAR COLOR, COURSING,
 JOINT STYLE TO BE SELECTED BY THE ORNER.
- 3. 12" SQUARE BUILT-UP COLUMN WITH SEE DETAILS ON SHEET A.301.
- 4. DECORATIVE WALL BRACKET PYPON BKTTXI2X4.
- 5. IX6 PAINTED COLUMN BASE TRIM WITH BEVELED TOP EDGE.
- 6. BEVELED POURED COLORED CONCRETE CAP.
- 7. EXTEND CLAY TILE FLUE LINER 6" ABOVE CONCRETE WASH SURROUND.
- 8. CHIMNEY CRICKET.
- 9. CONCRETE FLOOR SLAB.
- IO. IX PAINTED WOOD TRIM ON BEAM.
- II. 16" HIGH RAISED STONE HEARTH MIN. 2" THICK.
- 12. VENTED SOFFIT PANELS.
- 13. 18" HIGH SEAT WALL.
- I4. METAL FLASHING AND COUNTERFLASHING AT ROOF AND CHIMNEY INSTERSECTION.
- 15. 5" ALIMINIM OGEE GUTTER ON 2 \times 6 ALIMINIM CLAD WOOD SUB FASCIA TYPICAL.
- 16. NOT USED.
- 17. IX4 PAINTED COLUMN CAP TRIM.
- 18. DOWNSPOUT WITH SPLASHBLOCK.

EPCON*
Communities

Where Life Comes Together

Building Prototypes Building Prototypes 000 Your Street City State & Zip

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THESE DRAWNIGS SHALL BE USED IN CONFORMANCE WITH LOCAL BUILDING, MECHANICAL, PLUMBING AND ELECTRIC CODES AND SHALL MEET THE REQUIREMENTS OF THE HEA DEPARTMENT, FIRE MARSHALL, AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAMS). THE FAR HOUS ACT ACCESSIBILITY GUIDELINES (FAMA), AND SHALL BUILD CONSTRUCTED IN CONFORMANCE WITH STATE AND LOC

Prototype Disk No.	Interim Page Revisions				
	Revision	Date			
		3/27/13			

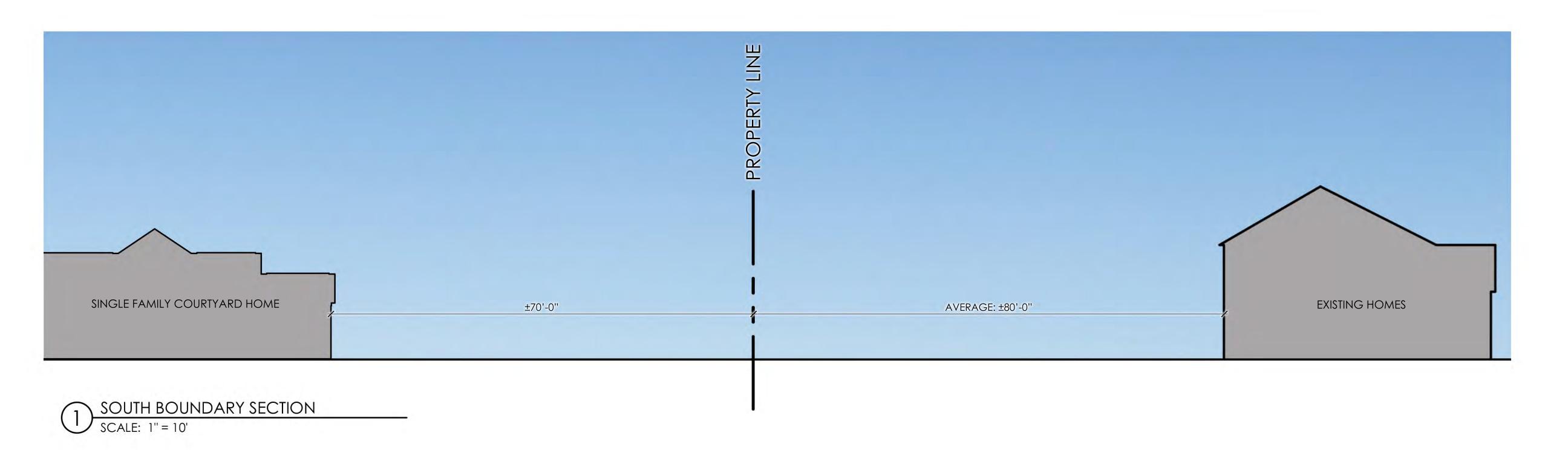
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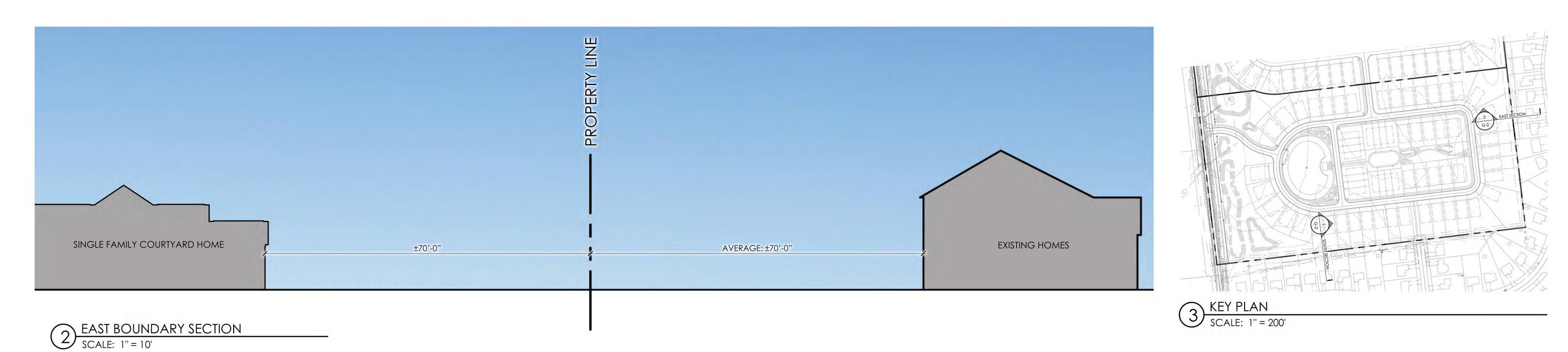
Community Dates & Revisions
Date Originated
Bid
Permit
Construction
Revisions

Drawing Title
Pavilion Elevations

Architectural Style Project Name

A.201

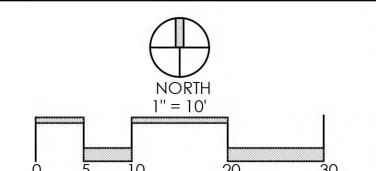




BOUNDARY SECTIONS

EXHIBIT G-2

COURTYARDS AT CARR FARMS: SUBAREA B







July 21, 2021

Mr. Joel D. Rhoades Regional President EPCON Communities, Inc. 500 Stonehenge Pkwy Dublin, Ohio 43017

Subject: The Courtyards at Carr Farms-Trip Generation Analysis

Dear Mr. Rhoades,

This letter serves to document vehicle trip-generation analysis of The Courtyards at Carr Farms, comparing traditional single family residential development of Subarea B with a mix of attached and detached senioradult housing units.

Previous studies of The Courtyards at Carr Farms accounted for 59 traditional single family residential lots in Subarea B. Epcon plans to replace that configuration with 50 detached Senior Adult Housing units and 16 attached Senior Adult Housing townhomes. This change causes a loss of 2 detached Senior Adult Housing units in the adjacent Subarea A of Carr Farms for a net change of 48 detached units. The <u>Trip Generation Manual</u> 10th edition (Institute of Transportation Engineers, 2017) provides land use category 251 "Senior Adult Housing-Detached" and category 252 "Senior Adult Housing-Attached" to describe trip-generating characteristics of such active-adult communities. Land use category 210 "Single Family Detached Housing" is the <u>Trip Generation Manual</u> category for traditional single-family residential use. Vehicle trip-generation calculations detailed below are the basis of comparison for these land uses:

Weekday

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	- Total	
					Rate/Equation	Split%	Split%		
210 - Single-Family Detached Housing	General	Dwelling Units	59	Weekday	Best Fit (LOG)	320	320	640	
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban				Ln(T) =0.92Ln(X) + 2.71	50%	50%		
251 - Senior Adult Housing - Detached	General	Dwelling Units	48 Weekday	Best Fit (LOG)	147	147	294		
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban		Dwelling Ollits 48	Dwelling Offics 46	weekday	Ln(T) =0.88Ln(X) + 2.28	50%	50%	294
252 - Senior Adult Housing - Attached	General	Dwelling Units	16	Weekday	Best Fit (LIN)	19	19	38	
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban		Dwelling Units	Dwelling Units	10	weekday	T = 4.02(X) - 25.37	50%	50%

AM Peak Hour

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total										
					Rate/Equation	Split%	Split%	Total										
210 - Single-Family Detached Housing	General	Dwelling Units	59	Weekday, Peak Hour of Adjacent Street	Best Fit (LIN)	12	35	47										
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban	Dwelling Units	Dweiling Onits	Dwelling Offics	Dwelling Offics	Dwelling Offics	Dwelling Ollits	Dwelling Offics	Dwelling Ollits	Dwelling Ollits 39	Traffic, One Hour Between 7 and 9 a.m.	T = 0.71(X) + 4.80	25%	75%	47			
251 - Senior Adult Housing - Detached	General	Dwelling Units	Dwelling Units	Dwelling Units	Dwelling Units	Dwelling Units	Dwelling Units	Dwelling Units	48	Weekday, Peak Hour of Adjacent Street	Best Fit (LOG)	8	16	24				
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban								Dweiling Offics	Dwelling Ollits	Dwelling Ollits	Dwelling Ollits	Dweiling offics	Dweiling Ollits	Dwelling Ollits	Dwelling Units	Dwelling Units	Dwelling Offics
252 - Senior Adult Housing - Attached	General	Dwelling Units	Dwelling Units	Durallina Unita	16	Weekday, Peak Hour of Adjacent Street	Best Fit (LIN)	1	2	2								
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban			10	Traffic, One Hour Between 7 and 9 a.m.	T = 0.20(X) - 0.18	35%	65%	3									

PM Peak Hour																						
Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total														
Land Ose & Data Source	Location	l 'V	3126	Tittle Fellou	Rate/Equation	Split%	Split%	IUtai														
210 - Single-Family Detached Housing	General	Dwelling Units	59	Weekday, Peak Hour of Adjacent Street	Best Fit (LOG)	39	23	62														
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban		59	Traffic, One Hour Between 4 and 6 p.m.	Ln(T) =0.96Ln(X) + 0.20	63%	37%	02														
251 - Senior Adult Housing - Detached	General	Dwelling Units	48	Weekday, Peak Hour of Adjacent Street	Best Fit (LOG)	17	11	28														
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban		Dweiling Units	Dweiling Onits	Dwelling Offics	Dwelling Ollits	Dwelling Ollits	Dwelling Units	Dwelling Units	Dwelling Units	Dwelling Units	Dweiling Offics	Dwelling Units	Dwelling Offics	Dweiling Units	Dweiling Units	Dweiling Offics	Dweiling Units 48	Traffic, One Hour Between 4 and 6 p.m.	Ln(T) =0.78Ln(X) + 0.28	61%	39%
252 - Senior Adult Housing - Attached	General	Dwelling Units	Dwelling Units 16	Weekday, Peak Hour of Adjacent Street	Best Fit (LIN)	3	3	,														
Data Source: Trip Gen Manual, 10th Ed	Urban/Suburban		10	Traffic, One Hour Between 4 and 6 p.m.	T = 0.24(X) + 2.26	55%	45%	٥														

On a daily basis, the sum total of attached and detached Senior Adult Housing generates 332 vehicle trips, which is about 52% of trips generated by traditional single-family residential units. Similarly, the proposed Senior Adult Housing generates 27 trips during the morning peak hour and 34 trips during the afternoon peak hour, which is about 57% and 55% respectively of the vehicle trips associated with single-family residential units during the same time periods.

In all cases, the Senior Adult Housing development plan generates slightly more than half the vehicle trips that would be generated by traditional single-family development in Subarea B of Carr Farms.

Should questions or comments arise regarding this analysis, please contact me at (614) 775-4640.

Sincerely,

Lawrence C. Creed, Esq., PE

Principal

Director of Traffic Engineering Services